Flood Risk Assessment for 25, The Layne, Elmer.

The property is deemed to be in 'at risk' area.

As the application is for an extension to the existing property it is deemed impractical to raise the new FFL and thus flood proofing of the extension is deemed to be the most practical solution. Although these measures will produce some resistance to the entrance of flood water consideration has also been given to the type of materials used in relation to the absorbent nature of the material and its ease of replacement and drying out should flooding occur.

It is not required as part of these recommendations for the proposed extension to consider the flood preventive qualities of the existing property especially in regard to suspended timber floor and external air bricks.

The effectiveness of the flood proofing is very reliant upon the quality of the installation and good building practice.

Floor:-

Provide 100mm solid concrete floor. Provide 250mu polythene barrier with fully taped joints between oversite fill and oversite slab with polythene lapped over internal skin of cavity wall below d.p.c.
Provide cement/flooring grit screed with added waterproofer on 3 coats of liquid d.p.m. solution.

External Walls:-

Provide polythene cavity tray with fully taped joints between both trays and polythene barrier below slab.
Provide protection to external skin of cavity wall with 500mm band of cement/washed sand render with added waterproofer.
Provide low absorbing insulation cavity wall batts within the 500mm band.
Provide stainless steel cavity wall ties.
Provide waterproofing sealant to internal face of internal blockwork to 500mm high band with cement/sand render with added waterproofer and set coat.
Provide provision for watertight covers to be fitted over external air bricks in possible flood warnings.

Doors:-

Provide 600mm high plastic OR aluminium floodboards in watertight channels fixed to door frames in event of possible flood warning.

General:-

Skirting boards to be fixed to internal walls with adhesive.

ARUN DISTRICT COUNCIL M/131/17/HH